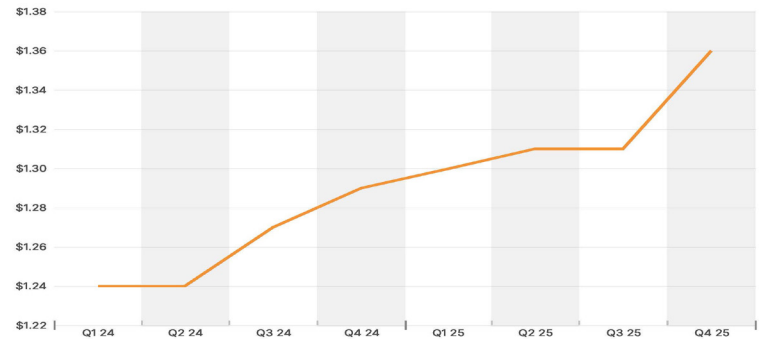
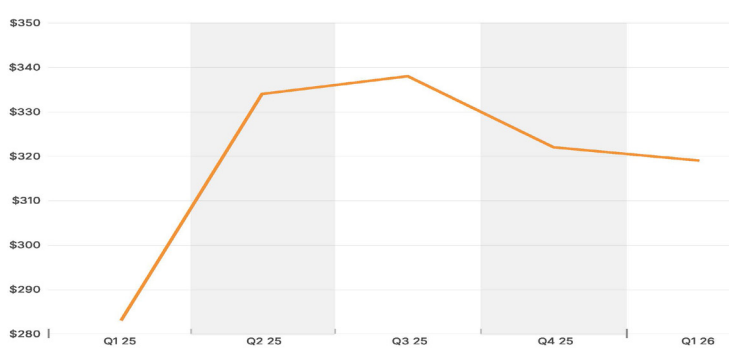


# SAN MARCOS MARKET REPORTS AND COMPS YEAR-END 2025

## INDUSTRIAL



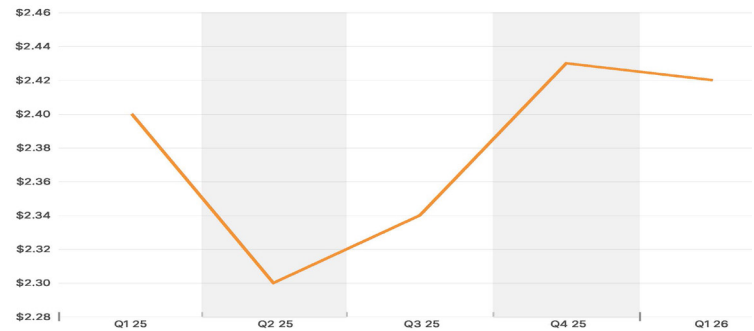
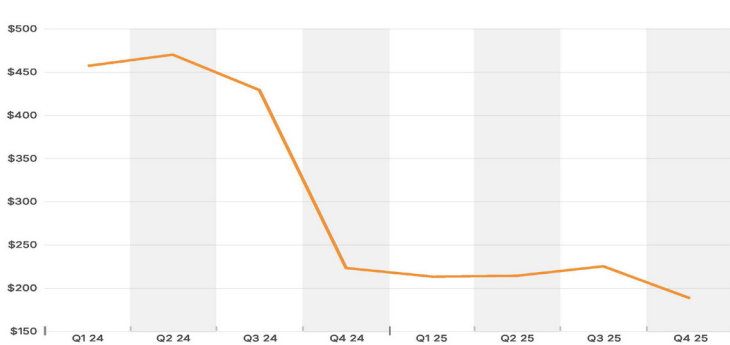
GROSS ASKING SALES PRICE

GROSS ASKING RENT PSF

### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	6.3%	YTD Net Absorption PSF	(55,509)
Average Asking Sales Price PSF	\$322	Available SF	833,932
Average Monthly Asking Rent PSF	\$1.36	Vacancy Rate	9.4%
Inventory Buildings	487	Inventory SF	8,381,909

## OFFICE



GROSS ASKING SALES PRICE

GROSS ASKING RENT PSF

### YTD SALES AND LEASING SNAP SHOT

Average Market Cap Rate	8.2%	YTD Net Absorption PSF	(627)
Average Asking Sales Price PSF	\$188	Available SF	108,557
Average Monthly Asking Rent PSF	\$2.43	Vacancy Rate	5.8%
Inventory Buildings	92	Inventory SF	1,723,557

STATISTICS AND GRAPHS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 01.26.2026

**SAN DIEGO COMMERCIAL**

**TIM CLEPPER - PRESIDENT**  
**380 S. MELROSE DR., SUITE 367, VISTA, CA 92081**  
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**CA DRE BROKER #: 01354303**  
**C: 760.402.4846 T: 760.599.4200 F: 760.599.4344**

## RECENTLY SOLD IN SAN MARCOS



340 Rancheros Drive  
Units 172 & 174  
Sale Date: 01/04/2026  
\$2,132,522 - (\$266/PSF)  
8,017 SF - Condo/Warehouse



933 Rancheros Drive  
Sale Date: 11/04/2025  
\$2,465,000 - (\$287.03/PSF)  
8,588 SF - Manufacturing  
.48 Acre Parcel



850 Armorlite Drive  
Sale Date: 10/22/2025  
\$2,400,000 - (\$320/PSF)  
7,500 SF - warehouse  
.57 Acre Parcel



920 Rancheros Drive  
Sale Date: 10/6/2025  
\$5,096,000 - (\$273.88/PSF)  
18,607 SF - Manufacturing  
1.10 Acre Parcel



445 Twin Oaks Valley Road  
Sale Date: 10/3/2025  
\$2,365,000 - (\$450.38/PSF)  
5,250 SF - Warehouse  
.69 Acre Parcel



340 Rancheros Drive  
Unit 184  
Sale Date: 09/16/2025  
\$1,867,000 - (\$270.03/PSF)  
6,914 SF - Warehouse Condo

SALES COMPS BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC 01.25.2026

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# ON THE MARKET FOR SALE IN SAN MARCOS



1611-1655 S Rancho Santa Fe Road  
158,923 SF - Business Center  
10.56 Acre Parcel  
91% Leased  
Call For Pricing



1370 Armorlite Drive  
17,280 SF - Manufacturing  
.80 Acre Parcel  
Heavy Power  
\$4,579,000 - (\$264.99/PSF)



1377 Armorlite Drive  
14,976 SF - Manufacturing  
.75 Acre Parcel  
10 Grade Doors  
\$4,119,000 - (\$275.04/PSF)



244 La Moree Road  
15,500 SF - Service  
.61 Acre Parcel  
Clear Height: 15.4'  
\$4,420,000 - (\$285.16/PSF)



737, 747, 777 Windy Point Drive  
34,373 SF - Warehouse  
3.93 Acre Parcel  
Clear Height: 18' - 26'  
\$15,500,000 - 6.2% Cap Rate



2333 Montiel Road  
26,320 SF - Showroom  
1 Acre Parcel  
1 Grade Level Door  
Call For Pricing

FOR SALE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 01.25.2026  
PHOTOS ADAPTED FROM COSTAR FLYERS AND WEBSITE

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# ON THE MARKET FOR LEASE IN SAN MARCOS



2333 Montiel Road  
26,360 SF - Showroom  
Call For Pricing



528 E Mission Road  
104,000 SF - Manufacturing  
Call For Pricing



188 Newport Drive  
24,639 SF - Warehouse  
\$1.20 NNN/PSF



195 Bosstick Blvd.  
33,967 SF - Warehouse  
Call For Pricing



2946 Norman Strasse Road  
41,524 - 94,172 SF - Warehouse  
Call For Pricing



1015 Linda Vista Drive Bldg. C  
17,000 SF - Warehouse  
\$1.35 NNN/PSF



664 N Twin Oaks Valley Road  
15,000 - 47,966 SF - Warehouse  
\$0.90 NNN/PSF



2954 Norman Strasse Road  
34,854 SF - Warehouse  
Call For Pricing

LEASE AVAILABILITY BASED ON INFORMATION PROVIDED BY COSTAR REALTY INFORMATION INC. 01.25.2026

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